

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
9 November 2017

I am now able to enclose, for consideration by the Development Management Committee on 9 November 2017, the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No	Item	
3	Site Viewing Working Party Minutes	1 - 2
	To receive the minutes of the Site Viewing Working Party held on 2 November.	
8(1)	APP/17/00928 - 16 Langstone High Street, Havant, PO9 1RY	3 - 4
	Proposal: Proposed Garden Room extension with roof terrace above (retaining previous proposals as approved).	
	Associated documents: https://tinyurl.com/yd4d5pul	

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 2 November 2017

Present

Councillors Perry and Lloyd

Officers: Daphney Haywood

25 Apologies

Apologies for absence were received from Cllr Satchwell, Cllr Patrick, Cllr Keast and Cllr Hughes

26 Minutes

The minutes of the last meeting were accepted as a correct record

27 Declarations of Interests

There were no declarations of interest relating to matters on the agenda.

28 16 Langstone Highstreet, Havant, PO9 1RY

Proposals:

1. Proposed Garden Room extension with roof terrace above (retaining previous proposals as approved)

and

2. Listed Building Consent for proposed Garden Room extension with roof terrace above (retaining previous proposals as approved).

The site was viewed by the Site Viewing Working Party given a request from Cllr M Wilson that the application be determined by the Development Management Committee.

The Working Party received a written report from the Head of Planning Services which identified the following key considerations:

- (i) Principle of development
- (ii) Impact upon the character and setting of the Listed Building, Conservation Area and Chichester Harbour AONB
- (iii) Impact upon residential amenity
- (iv) Adequacy of the site to accommodate the development
- (v) Flooding

The Working Party viewed the site, the subject of both applications, to assess whether there were additional matters that should be considered by the Development Management Committee. The site was also viewed from:

- The rear and side elevation of 16 Langstone Highstreet
- The rear elevation of 15 Langstone Highstreet
- The wider street scene.

RESOLVED that based on the information available at the time the following information be provided to the Development Management Committee:

1. The age of the materials used on the roof of the existing property at 16 Langstone Highstreet, specifically the roof tiles;
2. The age of the wall adjacent to the porch on the property;
3. The legal rights of access, with specific regard to maintenance, to the wall adjacent to 15 Langstone Highstreet which the development would affect
4. If the wall adjacent to 15 Langstone Highstreet is protected by listed status.

The meeting commenced at 1.00 pm and concluded at 2.05 pm

Development Management Committee 9th November 2017
Addendum for APP/17/00928 and 00929 – 16 Langstone High Street, Havant

SITE VIEWING

In respect to the site viewing committee on Thursday and the matters raised by members the following responses are provided. :-

The property is circa 18 century and whilst the exact age of the roof tiles and wall hanging above the porch is not know they are likely to be in excess of 100 years old.

Access for maintenance is a private legal matter and the Neighbouring Land Act 1992 provides for a person to apply to the Court for an access order to carry out works that are reasonably necessary for the preservation of the whole or any part of the dominant land where they cannot be carried out, or would be substantially more difficult to carry out, without entry upon the servient land.

The wall adjacent to 15 Langstone High Street is not referred to in the listing, but consent is required for works to it.

REPRESENTATIONS

Two further letters of representation have been received which in addition to the objections raised in the committee report raise the following:-

- The deck area encroaches onto No15. In 2004 the extension to No15 was built inside the boundary due to the inadequacy of the wall to take the load, the gap between was bridged with paving both to seal the gap and give a walkway for access to clean the gutters.
- Loss of gap and join numbers 15 and 16.

Officer Note – the agent has confirmed that all the work will fall within the ownership of the applicant.

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